

Attachment # 1 – SOW Project A
Arnona office Painting & Carpeting

1. STATEMENT OF WORK

See below for the specs of interior patch, paint, and re-carpeting of the Arnona Building. All work to be performed on weekday nights (Monday through Thursday 5pm – 7am) and weekends (Friday at 5pm through Monday at 7am). Work may be performed on holidays, but must be approved in advance by the Facility Manager.

Interior Walls: All nail holes, cracks, etc... to be filled with appropriate patching materials and sanded to there is no visual different between the repaired area and the untouched area. All walls receive 2 coats of paint. If after 2 coats of paint, old markings or old colors are still visible the Contractor must provide additional coats of paint so as not to see old work. Color to be determined at the walkthrough. All interior corners made of gypsum board or concrete should have a stainless steel corner guard added. Corner guard should be 1 meter in length with edges of at least 3 cm. The contractor must provide a sample corner guard for approval before ordering. Wood walls are not to be repainted.

Floor/Base Boards: Damaged or missing floorboards or baseboards are to be replaced. If replaced, a matching material must be used so there is no distinguishable difference between the old and the new.

Solid Ceilings: All nail holes, cracks, etc... to be filled with appropriate patching materials and sanded to there is no visual different between the repaired area and the untouched area. All ceilings receive 2 coats of paint.

Doors: All doors and door frames are at a minimum to be cleaned. During the walkthrough, FM will advise if doors or door frames should be repaired or painted.

Handrails: During the walkthrough, FM will advise if handrails need to be repaired or painted. Metal handrails should be painted with oil based paints.

Old Paint: Old paint should be removed/scraped from door frames, tiles, marble, plastic, light switches, floors, etc... to ensure a clean finish at completion. This includes removing old paint on surfaces such as wood walls, floor/base boards, ceiling grid, etc..

Carpet: Old carpet tiles are to be removed and taken out of the building at the end of each work period. Leftover glue/mastic still on the floor after the carpet is removed should be scraped so that new carpet tiles can be installed without noticeable bumps or raised areas.

Weight Room Flooring: The Contractor should remove the existing floor mats and dispose. The new weight room floor mats should completely cover the weight room area. If there are holes or cracks larger than 0.25cm those holes/cracks should be filled in, sanded, and painted to match the existing floor color prior to installing the new flooring. The new floor mats must lay flat without bumps or raised areas.

2. APPLICABLE STANDARD SPECIFICATIONS

Painting and preparatory work shall follow Israeli and American standards as determined by the COR. Any paint not provided by the Government under this contract shall be approved in advance and directed by the COR.

Office Wall Paint: Tambor Polyceed White
Office Ceiling Paint: Tambor Polyceed White
Office Carpet Tiles: Gankshine Color # 7559 dark blue –no alternates accepted

Basement Wall Paint: Tambor Polyceed White
Basement Toilet Paint: Oil based equivalent of Tambor Polyceed White

Gym Wall Paint: 0m – 2m Latex color to match color in stairwell
2m – 2.3m Latex Red (provide 3 options)
2.3m – ceiling Tambor Polyceed White

Gym Flooring: Black, interlocking rubber weight room tiles, minimum 17mm thick

3. PREPARATION/PROTECTION OF WORK AREA

Work shall not disturb or damage any fixed property (including light fixtures, or windows). The Contractor shall move, protect and return such property to its original position upon completion of work in that area.

At the beginning of each phase, the Contractor must build a dust barrier between the work area and the rest of the space. The dust barrier should be thick plastic completely separating the work area. The Contractor shall first remove, relocate, or protect furnishings (such as furniture or equipment)

by appropriate covering. The Contractor must remove all pictures, paintings, wall switches, or signs that can be easily removed and must return them after the painting. The Contractor is responsible for hanging hardware if new hardware is required to reinstall items.

The Contractor shall protect floors/ground from soiling and paint spills. To protect floors (of all types) from damage, the Contractor shall use a suitable protective cover. The Contractor shall also equip ladders and scaffolding with clean rubber shoes or similar protection devices.

If the Contractor spills any paint, or in any way soils the floors, the Contractor shall clean up using a specialist floor finishing company at the Contractor's expense.

After completion of each work period, the Contractor shall return all furnishings to their original position, and clean the work area free of litter and debris. "Cleaning" includes fully mopping, dusting, sweeping, wiping all surfaces in the house including floors, walls, doors, all edges, vacuuming carpets, wiping window sills, etc...

For the gym, the Consulate General will remove gym equipment before the work begins.

4. UTILITIES

The Government cannot ensure that utilities will be available at all properties at all times. The Contractor shall have an alternate source of power (generator) available if needed to ensure that paint will be applied following the manufacturer's specifications. The Contractor shall not adjust the heating or air conditioning controls in properties with utilities turned on to maintain temperature. The Contractor shall have its own source of water available for clean up if water has been turned off in the property for winterization of the plumbing system.

5. EQUIPMENT

The Contractor shall provide all necessary painting supplies and equipment, including brushes, rollers, buckets, mixers, space heaters, drop cloths, scrapers, sanding gear, electric sprayers, and texture sprayers if necessary to perform the work. The Government will not furnish any materials.

6. TECHNICAL SPECIFICATIONS FOR WORK

Preparation for Painting:

The Contractor shall remove hardware and hardware accessories, plates, light fixtures, and items in place that are not to be painted, or provide protection such as taping, prior to surface preparation and painting. (Taping includes windows, door jams, etc.)

The Contractor shall clean and prepare surfaces to be painted following the manufacturer's instructions before applying paint or surface treatments. This preparation includes removal of oil, dust, direct, loose rust, mildew, peeling paint or other contamination to ensure good adhesion. In some cases, the Contractor may be requested to remove all existing coats of paint and sealers if prior paint application is showing signs of improper adhesion, such as peeling, chipping, etc. All surfaces must be clean and dry. The Contractor shall schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.

The Contractor shall notify the Contracting Officer or COR of problems anticipated for any minor preparatory work required, such as but not limited to, filling nail holes, cleaning surfaces to be painted, and priming any requisite areas.

Preparation for Carpeting:

The Contractor shall remove or relocate all furniture (after the Consulate General has disconnected the computers) as required to remove and install the carpet tiles.

After removing the old carpet, the Contractor shall scrape or remove old mastic to ensure the new carpet adheres to the floor so that new tiles lay flat. The Contractor must remove all dust and debris before putting down adhesive. New carpet must be installed by the manufacturer's recommendations and procedures. The Contractor must use carpet adhesive recommended by the carpet tile manufacturer.

Application:

The Contractor shall follow the manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.

The Contractor shall provide finish coats that are compatible with primers used.

The number of coats and film thickness required is the same regardless of application method. The Contractor shall not apply succeeding coats until previous coat has cured. The Contractor shall sand between applications where required to produce a smooth, even surface.

The Contractor shall apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color, and appearance.

Scheduling Painting:

The Contractor shall apply the first coat to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable, and before subsequent surface deterioration. Allow sufficient time between successive coats to permit proper drying. Do not recoat until paint has dried.

Minimum Coating Thickness:

The Contractor shall apply materials at the manufacturer's recommended spreading rate. The Contractor shall provide a total dry film thickness of the system as recommended by the manufacturer.

Prime Coats:

Before application of finish coats, the Contractor shall apply a prime coat as recommended by the manufacturer to material required to be painted or finished, and which has not been prime coated.

Brush Application:

The Contractor shall brush-out and work brush coats into surfaces in an even film. The Contractor shall eliminate cloudiness, spotting, laps, brush marks, runs, sags, ropiness, or other surface imperfections. The Contractor shall draw neat glass lines and color breaks.

The Contractor shall apply primers and first coats by brush unless manufacturer's instructions permit use of mechanical applicators.

Mechanical Applications:

The Contractor shall use mechanical methods for paint application when permitted by manufacturer's recommendations, governing ordinances, and trade union regulations.

Wherever spray application is used, the Contractor shall apply each coat to provide the equivalent hiding of brush-applied coats. The Contractor shall not double-back with spray equipment building-up film thickness of two coats in one pass, unless recommended by the manufacturer.

Upon completion of painting, the Contractor shall clean the glass and paint-spattered surfaces. The Contractor shall remove spattered paint by washing, scraping or other proper methods, using care not to scratch or damage adjacent finished surfaces.

The Contractor shall remove temporary protective wrappings after completion of painting operations.

Touchup:

The Contractor must include in his price a 2 day paint touch up to for the office area and a 2 day paint touch up for the gym area to repair small marks and damage to the walls, ceiling, doors, etc... The Contractor is expected to make repairs in a professional manner including filling holes and sanding areas as necessary. The Contractor must include sweeping, mopping, and wiping work areas after the touchup.

7. SUBMITTALS REQUIRED

Within 10 days after receiving the contract, the Contractor must provide the following items:

- Sample Carpet Tiles –Gankshine #7559 dark blue.
- 3 options for black, interlocking rubber weight room tiles, minimum 17mm thick
- Sample red color for gym strips
- Sample stainless steel or aluminum corner guard 1 meter in length with minimum 3cm edges
- Project schedule in bar chart format
- Floor plan showing proposed area of each phase.

#END OF SOW#